



MAYOR ROBERT GARCIA CITY OF LONG BEACH

August 13, 2020

The Honorable David Chiu
California State Assembly
State Capitol, Room 4112
Sacramento, CA 95814

RE: Support for AB 1436: Small Landlord and Homeowner Relief Act of 2020

Dear Assemblymember Chiu,

On behalf of the City of Long Beach (City), I write to support Assembly Bill 1436 (Chiu). Long Beach is a majority-renter city, with 10,700 licensed property owners who derive their income from property rentals. Relief for tenants and property owners is essential to ensure swift economic recovery from COVID-19.

AB 1436 is an important State legislative proposal offering relief for both landlords and property owners through the COVID-19 pandemic. For one year following the effective time period, landlords would be prohibited from terminating tenancies, and homeowners would repay deferred payments to their mortgage provider, without incurring late penalties.

On March 17, 2020, the City Council adopted a COVID-19 economic relief package that included an evictions moratorium and a prohibition on fees for late rent payments for residential and certain commercial properties. The local ordinance has been extended to prohibit evictions for tenants who are unable to pay rent between March 4 and September 30, due to the COVID-19 emergency. Once the moratorium is lifted, renters will have 10 months to repay deferred rent. These local actions, while necessary to protect tenants facing financial hardship during this extraordinary time, must be offset by efforts to reduce the short-term burden on property owners who rely on rent payments as a primary source of income.

The City supports legislation that stabilizes California's housing market by enacting tenant protections and basic standards for fairness and transparency in the mortgage process. A principal goal in the City's 2013-2021 Housing Element is to ensure fair and equal housing opportunity. Emergency economic relief provisions are imperative to foster stability in times of great uncertainty, and AB 1436 will assist both tenants and property owners facing economic hardship during COVID-19.

Given these reasons, the City of Long Beach supports AB 1436 (Chiu).

Sincerely,

A handwritten signature in black ink, appearing to read "Robert Garcia".

Mayor Robert Garcia
City of Long Beach

cc: The Honorable Speaker Anthony Rendon, State Assembly
The Honorable Lena Gonzalez, State Senate, 33rd District
The Honorable Tom Umberg, State Senate, 34th District
The Honorable Steven Bradford, State Senate, 35th District
The Honorable Mike Gipson, State Assembly, 64th District
The Honorable Patrick O'Donnell, State Assembly, 70th District